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November 2, 2016

Ms. Kimberly Shields, AICP
City of Grove City – Development Department
4035 Broadway
Grove City, Ohio 43123

Re: Gateway Retail – Amended Development Plan Application (#201610140073)
London-Groveport Road (S.R. 665) & Meadow Pond Court
Grove City, Ohio

Dear Ms. Shields:

Following is the disposition to first review comments (dated 10/24/2016) for the referenced project:

1. Staff has concerns regarding the safety of circulation on the site as proposed and recommends the following changes be made:
 - a. The eastern curb-cut should be narrowed, or additional signage or pavement markings proposed to make the one-way directional flow clearer. The radius of the curb cut should be increased to allow for delivery trucks to exit the site with the narrower curb-cut.

Response: The eastern curb has been modified as requested to make the one-way direction intent more clear. The width has been narrowed to 20' and signage and pavement markings have been added.

- b. The south access drive to the future development to the east should be designed for two-way traffic.

Response: Based on a conversation between Developer and Staff, the south access drive has been kept as one-way east bound. This has been done to allow for directional traffic to move counterclockwise around the Chipotle / Starbucks building and eliminate a potential conflict point. This has also allowed for a greater Pavement setback to be achieved on this phase of the development.

2. Please be advised that any lot split to create a separate lot for the future development to the east will need to meet setback requirements. The proposed Limit of Construction shown on plans would not meet the parking lot setback requirement.

Response: Based on a conversation between Developer and Staff, it was determined that with this overall site being in a PUD-C development that the Limit of Construction has been eliminated and is now shown as a future Subdivision Line. Improvements (both proposed and future) will have a 5' building and parking setback requirement from the Subdivision Line.

3. The width of proposed parallel parking spaces should be noted.

Response: Dimension has been added.

4. The crosswalk connecting the parallel parking spaces to the front sidewalk should be stamped brick, and an additional stamped brick crosswalk should be added to the south to access the south parking spaces across the drive-thru and by-pass lanes.

Response: Complied.

5. A revised monument sign rendering should be submitted reflecting the change in number of tenants in the building.

Response: Based on a conversation between Developer and Staff, the monument sign rendering was not changed as this is part of a PUD-C area and at this time the plan is to have one monument sign serve the property.

6. Outdoor patio plans on sheet 5 should be revised to reflect the new placement on the reconfigured site.

Response: Complied.

7. Bollard details on sheet 5 should match those on the approved materials for the outdoor seating area special use permits (Reliance Foundry R-7576).

Response: The bollard details on sheet have been changed to reference Reliance Foundry R-7576.

8. Dumpster enclosure elevations should be included with the building elevations to show the same materials will be utilized on the structure.

Response: Dumpster enclosure elevations are included with the building elevations.

9. Landscaping needs to be installed along the east parking lot to separate this lot from the lot of the future development to the east. The landscaping currently proposed along the property line will be required when the remainder of the parcel is developed.

Response: Complied.

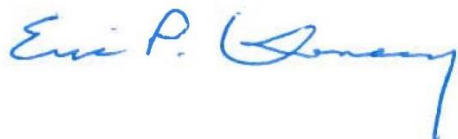
10. The irrigation plan should state the percentage of the site to be irrigated (the percentage of the site should be based on the limits of proposed construction). Percentages should be similar to those on the initially approved development plan.

Response: Complied.

Should you have any questions about the information presented, or if you need additional information, please do not hesitate to contact me.

Respectfully Submitted,

IBI Group

A handwritten signature in blue ink, reading "Eric P. Chenevey". The signature is fluid and cursive, with a long, sweeping tail on the last name.

Eric P. Chenevey, P.E.
Project Manager

Cc: *Joe Smiley, Land Strategies*
File

DEVELOPMENT NARRATIVE AND TEXT FOR AMENDED FINAL DEVELOPMENT PLAN APPROVAL
GATEWAY RETAIL LOCATED AT LONDON-GROVEPORT ROAD (S.R. 665) & MEADOW POND COURT
GROVE CITY, OHIO

1. Applicant: Meadow Pond Partners LLC
2. Owner: Ironwood Properties II, Ltd.

Project Narrative - The location of this project is in the NEC of S.R. 665 and I-71 fronting to SR 665, west of the existing Arby's. The development is located in close proximity to the existing business / industrial park, the new hospital (under construction), as well as I-71 and numerous retail operations along S.R. 665. The subject property is zoned PUD-C. Original Final Development Plan approval was obtained for the project on September 19, 2016. As approved, the project provided for the construction of a 11,248 s.f. retail center located on a 1.907 acres, with an asphalt parking lot having approximately 94 parking spaces (4 designated as handicapped), and a trash enclosure. The Applicant now desires to amend the Final Development Plan so that the project will consist of a 4,528 s.f. building, with 59 parking spaces (3 designated as handicapped) and a future lot. The project will still utilize the three special use permits approved by the City (2 patio permits and one drive thru permit). The drive thru will be located on the east side of the building and will have stacking for 9+/- cars from the point of purchase. The drive thru lane is designed with a designated 12' lane together with a 16' by-pass lane. The two patios will be on the south side of the building and will be approximately 500 and 600 square feet in area. The building will be finished on four sides with a combination of brick, glass, EIFS, and block. The building, parking and related infrastructure will be constructed on approximately 1.210 acres on the western portion of the subject property ("West Development"), and the remaining eastern portion of the property is planned to be utilized for future development ("East Development").

3. Development Text: The Applicant was previously granted the below changes from the current Zoning Text governing the subject property. Additionally, the applicant received approval for signage, lighting, landscaping and irrigation etc for the development. Applicant is asking for approval for an amended Final development plan as shown on the submitted revised plan. Lighting, landscaping and irrigation have been adjusted to conform to the amended site plan.

Previously Approved changes from existing code:

- A. Text permitting the trash enclosure to be within the building set back area as identified on the Amended Final Development Plan for the project.
- B. Permitting parking spaces along the exterior of the property to be 162 s.f. (18' x 9'), in lieu of 180 s.f.
- C. Signage Package: Building and Site approved as proposed (however no signage will be permitted on the East or West end of the building façade).

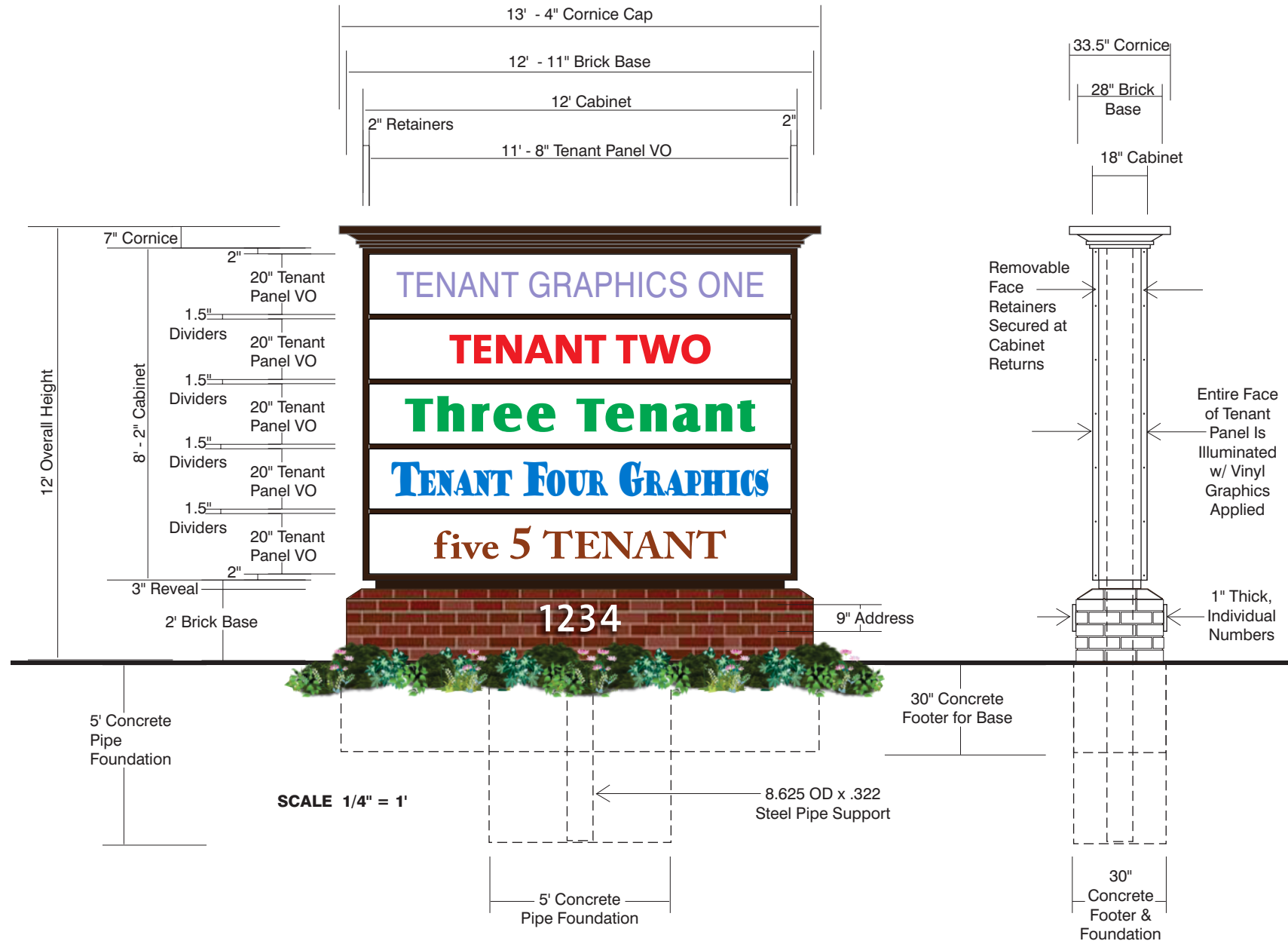
In connection with the revised development plan, to the extent necessary, the Applicant requests the following deviations to the current Zoning Text governing the subject property in order to successfully complete the project:

- I. The dashed line between the West Development and the East Development, identified as the "Subdivision Line" on the Amended Final Development Plan, shall be the property line between the West Development and the East Development at the time the formal lot split procedure is completed.

- II. The parking and building setback lines shall be five feet (5') on each side of the Subdivision Line as identified on the Amended Final Development Plan. At the time the West Development and East Development are developed, the owners of the West Development and the East Development shall cooperate to maintain landscaping in each five foot (5') setback area in a uniform manner consistent with the respective final development plans for the West Development and the East Development and applicable City ordinances.

- III. The East Development shall be entitled to maintain signage on the previously approved monument sign to be located on the West Development, which signage shall be in compliance with the previously approved zoning text and previous City approvals.

- IV. Cross-access to be provided from the West Development to the East Development at the southeast corner of the West Development for ingress only.



**1 Total—
D.F. INTERNALLY ILLUMINATED
TENANT SIGN**

ALUMINUM CONSTRUCTED CABINET, REVEAL & CORNICE CAP ASSEMBLED OVER WELDED FRAMEWORK

TENANT PANELS - EQUAL SIZED POLYCARBONATE PANELS WITH TRANSLUCENT ACRYLIC GRAPHICS APPLIED TO FIRST SURFACE. ENTIRE TENANT FACE IS ILLUMINATED.

TENANT PANELS ARE SECURED WITH REMOVABLE FACE RETAINERS & DIVIDERS. RETAINERS MOUNTED TO CABINET RETURNS.

ILLUMINATION WITH LED LIGHT GRIDS POSITIONED ON EACH SIDE FOR OPTIMUM LIGHT.

CABINET SECURED TO 8.625 OD x .322 STEEL PIPE SUPPORT. PIPE IS SET IN CONCRETE FOUNDATION 2' - 6" X 5' X 5'

ADDRESS NUMBERS - INDIVIDUALLY CUT OUT OF 1" THICK EXTIRA & MOUNTED FLUSH TO BRICK BASE WITH CONCEALED, THREADED BACK STUDS

BRICK BASE & SUBGRADE CONCRETE FOOTER BY OTHERS. COLOR & STYLE OF BRICK TO MATCH MASONRY AT SITE.

COLORS----- (VERIFY)----

TENANT CABINET - DARK DURANODIC BRONZE.

CORNICE CAP & REVEAL - DARK DURANODIC BRONZE.

RETAINERS & DIVIDERS - DARK DURANODIC BRONZE.

TENANT PANELS - WHITE BACKGROUND WITH VARIOUS COLORED GRAPHICS.

ADDRESS NUMBERS - WHITE.

BRICK BASE - MATCH OR COMPLIMENT BRICKWORK AT SITE (VERIFY)